



Turnkey Rental Proforma

Address:	674 W. College Ave.
City, State Zip	York, PA 17401

Bed	2
Bath	1
Sq. Ft.	736

Key Metrics	
Debt to Credit Ratio	1.69
CAP Rate	7.7%
Gross Rent Multiplier	8.11
Cash on Cash RoR	12.9%
Equity Yield Rate	35.9%
Not Spendable RoR	11.3%

Income and Expenses		
Resale Price		\$94,900
Downpayment	20.0%	\$18,980
Loan Amount		\$75,920
Interest Rate		4%
Term (Years)		30
Monthly Payment		\$362
Owners Tax Bracket		30%
Cost Recovery (Years)		27.50
Land Value	10.0%	\$9,490
Closing Costs	4.6%	\$4,365

Projected First Year Operating Statement	Monthly	Yearly
Potential Rental Amount	\$975	\$11,700
Less: Vacancy Rate	5.0%	\$49
Potential Effective Gross Income	\$926	\$11,115

Less: Annual Operating Expenses	Yearly	
Property Taxes	\$1,445	
Insurance	\$425	
Water and Sewer	\$0	
Electric	\$0	
Trash	\$0	
Registration	\$25	
Business Privilege License	\$0	
Rental License Fee	\$113	
Replacement/Reserves	5.0%	\$585
Management	10.0%	\$1,170
Total Expenses	\$3,763	

Estimated Net Operating Income	\$7,352
Less: Debt Service	\$4,349
Cash Flow Before Taxes	\$3,003
Cash Flow Per Month	\$250

Add: Principal (Equity Build-up)	\$1,337
Taxable Income Before Cost Recovery	\$4,340
Less: Cost Recovery	\$3,106
Taxable Income	\$1,234

All financial information is deemed reliable but not guaranteed. Projections are estimated as variables may change.

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